

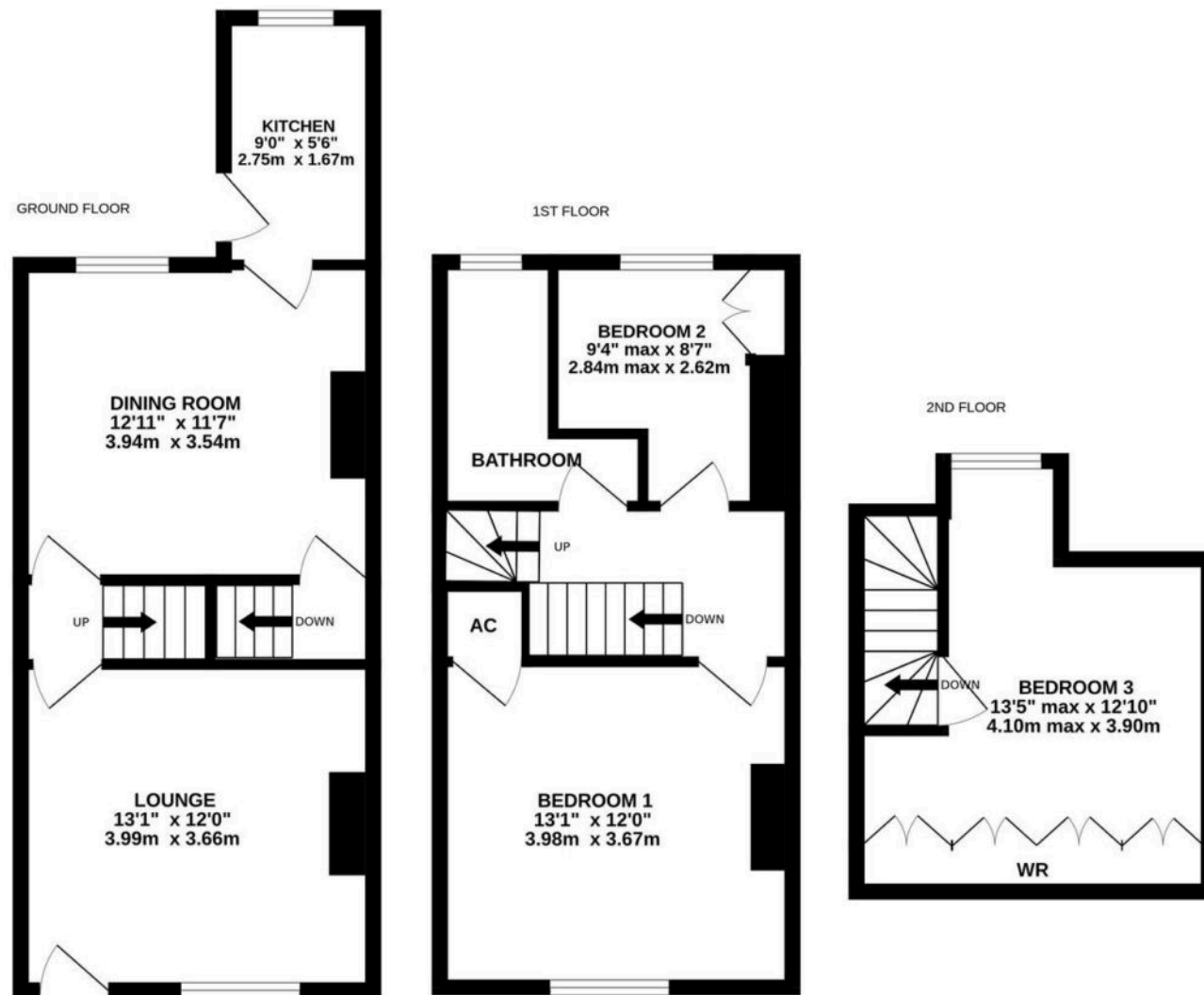


**Green Road, Penistone**

Sheffield

Offers in Region of **£170,000**





GREEN ROAD

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## Green Road

Penistone, Sheffield

**A BEAUTIFULLY MAINTAINED THREE BEDROOM STONE FRONTED TERRACE PROPERTY, OFFERING HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT HAVING BEEN WELL MAINTAINED BY THE CURRENT VENDORS FOR A NUMBER OF YEARS. WELL POSITIONED CLOSE TO PENISTONE CENTRE WITH ACCESS TO TRAIN STATION AND TRANS PENINE TRAIL.** The home offers generous accommodation over three stories plus cellar with a configuration as follows. To ground floor living room, dining room, kitchen. To the first floor, two bedrooms and a bathroom, to the second floor further double bedroom with fitted wardrobes. Outside, there are gardens to the front and to the rear. A quality period home, with a viewing a must to fully appreciate. The EPC is E- 53 and the Council Tax Band is A.

- THREE BEDROOM PROPERTY
- STONE FRONTED
- BEAUTIFULLY MAINTAINED BY CURRENT VENDORS
- OFFERING HIGH QUALITY FIXTURES AND FITTINGS
- CLOSE TO PENISTONE'S MANY AMENITIES





## ENTRANCE

Entrance gained via timber door with double glazed panel over into the living room.

## LIVING ROOM

A front facing reception space with the main focal point being a coal effect gas fire set within ornate surround. There is ceiling light, ornate coving to the ceiling, dado rail, central heating radiator and timber double glazed window to the front. Door opens through to inner hallway.

## INNER HALLWAY

With coving to the ceiling, staircase rising to first floor and further door opens through to the dining room.

## DINING ROOM

With ample room for dining table and chairs, or indeed lounge furniture if preferred, the main focal point being a gas fire within surround.





## DINING ROOM

There is built in cupboards, ceiling light, coving to the ceiling and uPVC double glazed window to the rear. A timber door leads through to the kitchen.

## CELLAR

From dining room, door opens to steps descending to the cellar

## KITCHEN

With a range of wall and base units in a wood shaker style, contrasting laminate worktops, tiled splashbacks, integrated electric oven, four burner gas hob with extractor fan over. There is plumbing for a washing machine and one and a half bowl sink with mixer tap over. There is ceiling light, further under cupboard lighting, electric wall mounted heater, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access out to rear garden.







### FIRST FLOOR LANDING

From inner hall, staircase rises to first floor landing with spindle balustrade, ceiling light, coving to the ceiling and staircase rising to second floor. Here we gain entrance to the following rooms:

### BEDROOM ONE

A generous double bedroom with ceiling light, coving to the ceiling, picture rail, central heating radiator and timber double glazed window to the front. There is access to the airing cupboard housing the hot water tank.

### BEDROOM THREE

With ceiling light, coving to the ceiling, picture rail, central heating radiator and uPVC double glazed window to the rear.

### BATHROOM

Comprising a three piece suite in the form of close coupled W.C., pedestal basin with gold effect taps over and bath with gold effect taps. There is ceiling light, coving to the ceiling, picture rail, part tiling to walls, central heating radiator and obscure uPVC double glazed window to the rear.





## SECOND FLOOR LANDING

From first floor landing, staircase rises and turns to second floor with door opening through to bedroom two.

## BEDROOM TWO

Double bedroom with bespoke fitted oak wardrobes and drawers with window seat. There is uPVC double glazed window to the rear in the Dormer with views towards fields.





## OUTSIDE

To the front of the home, steps ascend to garden area with shrubs, tree and dry stone wall. To the rear, there is a fully enclosed garden with lawned space, concrete path, flower bed containing various shrubs, shed and access out via timber gate.





**ADDITIONAL INFORMATION:**

The EPC rating is E- 54 and the Council Tax band is an A.

**VIEWING:**

For an appointment to view, please contact the Penistone office on 01226 762400.

**BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES****FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY****MAILING LIST**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

**OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





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